

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- May 17, 1967

Appeal No. 9208      St. Gertrude School of Arts and Crafts, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 22, 1967.

EFFECTIVE DATE OF ORDER - Oct. 13, 1967

ORDERED:

That the appeal for permission to erect additions to existing building for dormitory space, classrooms, dining facilities, staff house, chapel and recreation room at 4801 Sargent Road, NE., Parcels 148/77, 148/76 and 148/71, near square 3982, be granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-2 District.
- (2) The site is used as a school conducted by the Benedictine Sisters for retarded and emotionally disturbed girls ranging in age from 6 to 18 years. The school was established in 1926.
- (3) The property consists of 525,162 square feet (12.09717 acres) and is improved with a two-story stone building, a two-story frame shingle building, and other frame structures used as garages and sheds.
- (4) It is proposed to construct a three-story addition to the existing school building and to erect a new chapel and staff house.
- (5) These proposed facilities will provide dormitory space dining and food service areas, recreation areas, and living quarters for the faculty and additional teaching facilities.
- (6) The existing staff house will be demolished.

(7) The capacity of the present school, which is 36 pupils, will be increased to 50 pupils. Facilities will be provided to quarter 26 girls in the new building. Eighteen girls can be accommodated in existing buildings.

(8) The proposed alterations and construction will provide (a) a typing room for 8 pupils, (b) an instruction room for one teacher and ten students, (c) a project room, and (d) a general reading room for a maximum of 20 students.

(9) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the use of the subject property as a school is not likely to become objectionable to neighboring property because of noise, traffic, number of students or other objectionable conditions, and that the proposed additions will have no detrimental affect on the neighboring property.

We further conclude that the requested relief can be granted without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.